



Kansas City, Kansas Public Schools USD 500  
RFQ REQUEST- Construction Management at Risk Services  
RFQ # 16-044: PHASE 1

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REQUEST FOR QUALIFICATIONS  
CONSTRUCTION MANAGER AT RISK SERVICES  
**KCKPS USD 500: POTENTIAL BOND 2016**

**16-044: PHASE 1**

**ISSUED: Tuesday August 2, 2016**

**CLOSING DATE: August 23, 2016 2:00 PM Central**

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INVITATION TO BID: LEGAL NOTICE

INVITATION TO BID

The Board of Education, U.S.D. 500, Kansas City, Kansas, will accept responses to a Request for Qualifications for CONSTRUCTION MANAGER AT RISK SERVICES for various capital outlay bond projects including but not limited to three new elementary schools, two new middle schools, and various remodel/ reconstruction jobs and building additions totaling an approximate amount of \$230,000,000.00 within the Kansas City Kansas Public School District to be received by August 23, 2016 at 2:00 p.m. at the Kansas City Kansas Public Schools Central Office and Training Center, 2010 N. 59<sup>th</sup> Street, Room 370, Kansas City, Kansas. Sealed proposals should be addressed to “Director of Purchasing, Kansas City Kansas Public Schools Central Office, 2010 N. 59<sup>th</sup> Street, Kansas City, Kansas, 66104 - RFQ 16-044 – CM at Risk”.

Bid documents are available on the District’s web site at [www.kckps.org/purchasing](http://www.kckps.org/purchasing). Questions concerning this project can be directed to Robert Young, (913) 551-3200.

No bidder may withdraw a bid for a period of ninety (90 days) after the date of the bid opening. Unified School District No. 500 reserves the right to reject any and all bids and to waive any informality of technicality in bidding if it is in their best interest to do so, without recourse from the bidder.



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The Board of Education of Unified School District No. 500 (Kansas City, Kansas Public Schools) is seeking Statements of Qualifications from construction managers and general contractors interested in providing Construction Management at Risk services for potential bond referendum. The bond election Vote will be November 8<sup>th</sup>, 2016.

**SUMMARY:**

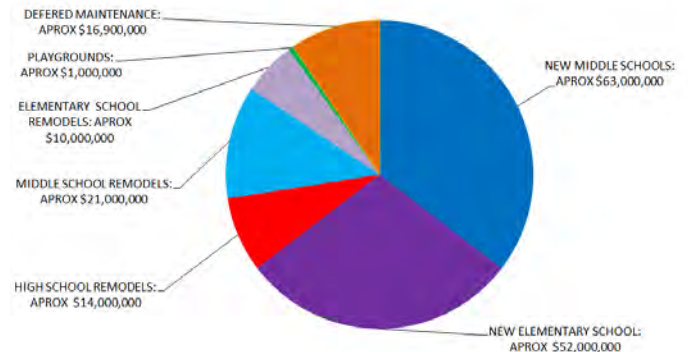
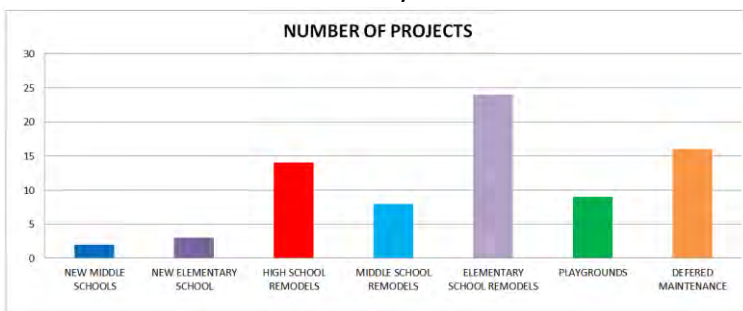
Kansas City, Kansas School District is a kindergarten through 12<sup>th</sup> grade public school system. It is located in Wyandotte County, Kansas. The district has 20,846 students, of those 45% are Hispanic, 31% are African American, 13% are Caucasian, and 11% are other ethnic groups. 82% qualify for free or reduced lunch, 35% are English as a second Language Learners. The school district has five high schools, eight middle schools, thirty elementary schools, fifteen pre-school sites and three alternative schools. The school district has approximately 3,415 employees, of which about 1,669 are teachers.

**PROJECT OVERVIEW**

The KCKPS USD 500 School district is in the process of pursuing a no tax increase mill levy for a capital outlay bond for various projects throughout the district. The intent of the bond is to make improvements throughout the majority of educational facilities.

- Total bond measure will be approximately 230 Million Dollars.
- All work is estimated to be completed in 2021
- Elementary Schools:
  - Three (3) New Elementary Schools Approximately 60,000 to 75,000 SF School
  - Secure Entry Projects
  - Kitchen Renovation/ Addition Projects
  - Playground
  - Elementary Schools: District Wide Maintenance
- Middle Schools
  - Demo and replace 2 Middle Schools Approximately 110,000 to 120,000 SF Schools
  - Renovations in 6 middle schools.
  - Middle Schools: District Wide Maintenance.
- High Schools
  - Remodel Projects in all High Schools.
  - High Schools: District Wide Maintenance.

Estimated project mix of bond construction, sorted by Budget and Number of Projects of the course of the next 5 years:





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KCKPS USD 500, Pursuant to K.S.A. 72-6760f will conduct a 3 Phase solicitation process.

SCHEDULE

- **Phase I: RFQ: REQUEST FOR QUALIFICATIONS:**
  - 8-2-16: Publish Request for Publication
    - AGC of Kansas.
    - Local Publication.
  - 8-18-16: Last day for any questions
    - All Questions must be submitted via Email to:
      - Bob Young     KCKPS USD 500  
[BOB.YOUNG@kckps.org](mailto:BOB.YOUNG@kckps.org)
      - Brad Oliver     Catalyst Construction Group  
[boliver@cgbuilt.com](mailto:boliver@cgbuilt.com)
  - 8-23-16: All proposals are due 2:00 PM Central Standard Time.
  - 8-30-16: Notification of Successful Contractors to proceed to Phase 2.
- **Phase II: REQUEST FOR PROPOSAL PHASE:**
  - 8-30-16: Phase 2: RFP will be issued.
  - 9-20-16: Phase 2: RFP Response will be closed.
  - 9-20-16: Phase 2: Proposers will submit the state fee sheet to the state.
- **Phase III: INTERVIEW PHASE**
  - 9-27-16 to 9-28-16: Phase 3 Interview Phase.
- **FINAL SELECTION:    10-1-16**
- **BOND ELECTION NOVEMBER 8<sup>th</sup>, 2016**



**REQUEST FOR PROPOSAL: PHASE 1**

**RFQ REQUIREMENTS:** This RFP requires all proposers to submit a statement of qualifications which shall include, but not be limited to:

**1. CORPORATE INFORMATION**

- A. Company Overview
  - Philosophy Statement – Provide a statement of your firm’s approach to CM work and how it relates to schedule, cost control and QA/QC of your product.
- B. Describe how your corporate philosophy aligns with the districts mission statement and goals.
- C. Community involvement:
  - Provide a brief description of your company history involving itself in the local communities that you are working within.
  - Provide an overview plan on how your company will align and involve itself with our community.
- D. Experience in managing a construction project under the current laws of the State of Kansas.
- E. Labor Affiliations:
  - List all Labor Affiliations of your company
  - Describe how that affiliations will influence this bond project
- F. Experience in establishing a multiple Rough Order of Magnitude Estimates
  - Accuracy of estimate
  - Accurately reflects the current set of documents
  - Ability to work with design team to provide accurate and meaningful direction for cost savings measures without impugning the integrity of design.
- G. MBE/ WBE/ESB/ Local Contractor utilization.
  - Provide a successful plan to solicit and utilize MBE/WBE/ESB/Local contractors
  - Provide a documented historical success rate of that plan.
- H. Bonding capacity. Firms submitting a statement of qualifications shall be capable of providing a public works bond in accordance with K.S.A. 60-1111, any job and amendments thereto, and shall present evidence of such bonding capacity to the Board with their statement or qualifications. If a firm fails to present such evidence, such firm shall be deemed unqualified for selection under this subsection.



**2. CORPORATE EDUCATIONAL EXPERIENCE**

**A.** Experience: Furnish project information of no more than 10 Projects completed by your company that are representational projects similar to those project types listed in the project overview portion of this proposal.

- Project Name
- Project Description (Including completion date.)
- Project Type New/Remodel/Addition
- Square Footage
- Original Construction Budget
- Final Construction Budget
- Cost per Square Foot
- Project Duration
- Architect (Contact Information to be included)
- Owner (Contact Information to be included)

**B.** Large Bond Experience Summary: Furnish information of your Company's experience in regards to Education School Bond Management, reflecting your ability to manage a project with multiple projects.

- Project Summary
- Role within the project
- Services Provided
- Number of projects within the bond
- Types of projects within the bond
- Duration of the Bond work
- Square Foot
- Project Budgets
- Design Team (Contact Name and contact information)
- Owner (Contact Name and contact information)
- Major obstacles that your company had to overcome for a successful completion of the project.
- Subcontractor Management Issues and how you overcame them
- Management of District Staff.



**3. PROJECT LEADERSHIP AND APPROACH:**

**A. Management Approach:** Provide your company's approach to managing the overall bond project. Items to be considered are but not limited to:

- *Multiple projects over the course of the next 5 years including*
  - *5 New Facilities*
  - *+|- 45 renovation projects throughout the district.*
  - *Management approach and organization*
  
- Resources Allocation and consideration for the following:
  - Contractor Staff
    - Executive Team Leadership
    - Project Specific Leadership
  - Preconstruction and budgeting services
  - Scheduling: Multiple project scheduling
  - District Staff Utilization and coordination
  - City Management and Permitting Process
  - Sub-Contractor market Management
  - Labor Market Management

**B. Project Leadership Team:** Provide a resume and organization chart for your project team for those individuals who will be assigned to the project. Their roles and responsibilities for the overall leadership of this project, for the duration of this project. For Each individual furnish the following:

- Name
- Role and Responsibilities
- Experience
- List the Last 5 projects that each individual has worked on, including owner contact information.
- Individual Billable Rate
- Provide confirmation that assigned personnel will be available beginning immediately and throughout the duration of the project.



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**SUBMISSION: REQUIREMENTS:**

- A. All submission are due by  
AUGUST 23<sup>rd</sup>, 2016  
2:00 PM Central Standard  
KCKPS USD 500 District Office  
2010 N. 59<sup>th</sup> Street  
Kansas City, Kansas 66104  
ROOM 370  
Attn: Bob Young
  
- B. All Submissions to be Labeled  
RFQ # 16-044  
KCKPS USD 500: Bond 2016
  
- C. Submit 8 Bound Copies and 1 Electronic copy
  
- D. No Late proposals will be accepted under any circumstances
  
- E. QUESTIONS: All question shall be submitted to both of the following:
  - Bob Young      KCKPS USD 500  
[BOB.YOUNG@kckps.org](mailto:BOB.YOUNG@kckps.org)
  - Brad Oliver     Catalyst Construction Group  
[boliver@ccgbuilt.com](mailto:boliver@ccgbuilt.com)

No questions will be accepted later than August 18<sup>th</sup>, 2016.  
Responses to questions will be posted to District Website Only.

The Board will evaluate the qualifications of all proposers in accordance with the instructions of the request for qualifications. The Board will prepare a short list containing a minimum of three and maximum of five qualified firms, which have the best and most relevant qualifications to perform the services required of the project, to participate in Phase II of the selection process. If the Board receives qualifications from less than four proposers, all proposers shall be invited to participate in Phase II of the selection process. The Board will have discretion to disqualify any proposer that, in the Board's opinion, lacks the minimal qualifications required to perform the work.

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END of RFQ



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**ADDENDUM # 01- 8-18-16**

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**RESPONSE TO RECEIVED QUESTIONS:**

QUESTION 1) Do you have any documents that shows how many locations you expect work to actually take place at? For example, on Sheet 2 of 7 is shows about 16 deferred maintenance projects and about 9 playground projects, but we are expecting that several of these would or couple take at facilities that have other renovation planned. Similarly, the graph shows about 24 elementary school projects (which could be 24 sites) but we were thinking this couple be multiple projects at a given site as well since the high school bar shows 14 projects, but we know there are only 5 sites. This information would be very helpful to us in addressing section 3B as the number of sites has an impact on how we staff our projects.

**RESPONSE 1: The final work packages and sequencing is being developed at this time, and will be issued with Phase 2: RFP. For this RFQ the contractor will be working on an estimated 35 to 45 Schools over the course of the next 5 years. The approximate value of construction work will be ranging from \$170,00,00 to \$190,000,000.**

QUESTION 2)

**2.1:** I also wanted to make sure that I am understanding the intent of the difference in answers for 2A and 2B. It reads to me that 2A is intended to be specific projects (like a new elementary school) that is similar in nature the 3 new elementary schools that you are planning, or a new middle school, or a specific renovation project, etc. I read 2B as being a bond summary for multiple projects (which could include some of the single projects mentioned in section 2A). Can you confirm if that is the intent?

**2.2:** If it is, do you have a document that outlines the types of renovations (band? renovations, kitchen renovations, etc) or deferred maintenance that is planned for the schools so that we can show project that best mirror your project in this section?

**RESPONSE 2:**

**2.1: Yes**

**2.2: No: Clearer scopes will be issued with Phase 2. Typical renovations will range from, but not limited to, Classrooms, Front Entry (Security- Security), Kitchen Renovations. Deferred Maintenance will the responsibility of KCKPS USD 500. CM will coordinate any work that may overlap with the maintenance work.**

**RESPONSE 3:** Schedule – Do you have any components of the bond program that have specific schedule constraints or completion dates that we need to me mindful of in putting together our staffing plan? Has the design team identified any preliminary design schedule or constraints on their end that you could share? IF so, that would be helpful as well.

**RESPONSE 2: See Response to Question # 01**

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**END OF ADDENDUM**